

**THE FAYETTE COUNTY PLANNING COMMISSION** held a **Public Meeting/Workshop** on January 17, 2008, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Board of Commissioners Conference Room, Suite 100, Fayetteville, Georgia.

**MEMBERS PRESENT:** Douglas Powell, Chairman  
Al Gilbert, Vice-Chairman  
Bill Beckwith  
Jim Graw  
Tim Thoms

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Tom Williams, Assistant Director of Planning & Zoning  
Dennis Dutton, Zoning Administrator  
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

**STAFF ABSENT:** Pete Frisina, Director of Planning & Zoning  
Delores Harrison, Zoning Technician

**Welcome and Call to Order:**

Chairman Powell called the Public Meeting/Workshop to order and introduced the Board Members and Staff.

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**1. Discussion of the time limitation for public hearing petitions as presented by the Planning & Zoning Department.**

The P.C. was presented a copy of the P.C. Public Hearing Opening Speech and the B.O.C. Public Hearing Opening Speech for their review.

Chairman Powell asked if anyone thinks a new procedure is necessary since the petitioner used more than the fifteen (15) minutes of allotted time and then each side was allowed an additional five (5) minutes.

The P.C. concurred that the petitioner should be advised periodically of their remaining minutes and that the petitioner should be required to stop his speech once his time is over. The P.C. also concurred that the following should be added under “those persons in opposition”: It is suggested that no person speak longer than three (3) minutes to allow others an opportunity to speak.

Robyn Wilson reiterated the following: The petitioner would be given a total of fifteen (15) minutes for presentation, those to speak in favor, and rebuttal. Those speaking in opposition would be given a total of fifteen (15) minutes; however, it is suggested that no person speak longer than three (3) minutes to allow others an opportunity to speak. She advised that once she and Delores Harrison have received training on the timer, information about the lights on the timer will be added to the public hearing opening speech. She added that she would make the suggested revisions and e-mail the speech to the P.C. for their review.

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**2. Discussion of proposed amendments to the Fayette County Comprehensive Plan regarding the S.R. 74 North Corridor Study as presented by the Planning & Zoning Department.**

Tom Williams presented a matrix showing a comparison of overlay district requirements by Fayette County, Town of Tyrone, and the City of Fairburn on S.R. 74 North, included coverage, site development, architectural standards, and landscape requirements. He advised that he and Pete Frisina had met with Chris Venice, the City Manager for the Town of Tyrone for the first time last

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week. He said that Mrs. Venice has only been in office since January 3, 2008, and she will be reviewing Tyrone's land use policies in the corridor prior to subsequent discussions on the issue.

Mr. Williams explained that he had been reviewing Tyrone's land use map and that it shows primarily residential; however, the current zoning map shows much of that area as Office Institutional, Light Manufacturing, and Residential. He noted that recent development in Tyrone north of the railroad spur has primarily been residential subdivisions. He commented that with the amount of land available in the corridor that cooperation amongst the jurisdictions could be very productive in the quality of future development. He remarked that an approach, such as a Master Plan for the corridor, may be particularly beneficial.

Mr. Williams advised that he and Mr. Frisina had also met with Mr. Matt Forshee, who is the President/CEO of the Fayette County Development Authority. He commented that there is mutual interest in development of the corridor and that Staff would also be following up with Mr. Forshee.

Mr. Williams also briefly discussed (1) Trip generation rates for selected land uses based on the ITE Trip Generation Manual, and (2) Cost of Community Services factors as potential evaluation measures in evaluation of land use alternatives. He noted that evaluation alternatives would probably include consideration of trip generation and impact on the County's tax base.

Al Gilbert advised that Fairburn has two (2) colleges planned next to the Cruse Inn on S.R. 29 which will consist of five (5) large buildings. He explained that one (1) will be an administrative building, two (2) buildings will be occupied by Georgia Military Junior College and the other two (2) buildings will be occupied by Georgia State College.

Mr. Williams said he would present the P.C. an update at the March Workshop/Public Meeting.

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**3. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article V. General Provisions, Section 5-17. Height Limitations of Walls and Fences and Article III. Definitions as presented by the Planning & Zoning Department.**

Dennis Dutton presented a revised copy of the proposed amendments regarding walls and fences. He also presented pictures of numerous fences and walls located on Harp Road, Antioch Road, S.R. 92 South, and Hampton Road which were over the maximum height limit, except for one (1) fence. He advised that while viewing the photos to keep in mind that Chairman Powell was holding a stick with an orange tip which was four feet (4') in height and that he is five foot ten inches (5'10") in height; however, the ordinance only allows a residential wall/fence to be four feet (4') in height.

Jim Graw asked what the height requirement was for a pool.

Robyn Wilson replied that fencing for a pool was addressed in the Swimming Pool Code through the Permits & Inspections Department and was not a part of the proposed amendments.

Al Gilbert asked if a variance application could be filed to exceed the maximum height for a fence/wall.

Mrs. Wilson replied that a variance application could be filed; however, the applicant would be required to prove a hardship. She said that she would review the ledger to see how many variances had been approved and denied by the Z.B.A. regarding fence/wall height.

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Mrs. Wilson added that she and Dennis Dutton had met with Lt. Colonel Wayne Hannah of the Sheriff's Department. She said that Lt. Colonel Hannah had reviewed the proposed amendments and he has no problems with a solid fence/wall being higher than four feet (4') along a State Route provided the driveway does not access the State Route. She commented that the Sheriff's Department is concerned about visibility from the street.

After a lengthy discussion, the P.C. could not reach a consensus on height or building materials. There was discussion about: not allowing a chain linked or wire/wire meshed material to exceed four feet (4') within or along a boundary of a the front yard, which may be discriminatory; discussion about establishing a maximum height within or along a boundary of a front yard higher than four feet (4') is necessary since a fence/wall is constructed for security, decoration, and aesthetics; discussion about no maximum height requirement for property lines classified as a side yard or rear yard; discussion about the neighbor's property values; discussion about addressing fence/wall elevation if the house is visible from the street but the fence/wall exceed four feet (4') in height; information regarding a sound barrier fence/wall; and discussion about developing a berm with landscaping, which could obstruct visibility.

Mrs. Wilson advised that there would be more revisions presented to the P.C. at the next Workshop/Public Meeting to include a driveway entrance only and how columns, including lights or decorative items on top of the columns, should be measured.

Chairman Powell asked Staff to review other County ordinances, not City ordinances.

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Chairman Powell asked if there was any further business. Hearing none, Bill Beckwith made a motion to adjourn the Public Meeting/Workshop. The motion unanimously passed 5-0. The Public Meeting/Workshop adjourned at 9:38 P.M.

**PLANNING COMMISSION**

**OF**

**FAYETTE COUNTY**

**ATTEST:**

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**DOUG POWELL**  
**CHAIRMAN**

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**ROBYN S. WILSON**  
**P.C. SECRETARY**